

Foxborough Planning Board
Meeting Minutes
March 27, 2014
Boyden Library

Members Present: William Grieder, Gordon Greene, Ron Bressé, John Rhoads, Gary Whitehouse

Members Absent: Kevin Weinfeld

Also Present: Sharon Wason

7:00 p.m. Review of old/new business

Planner's Report

FY14 PARC Grant - We received executed contracts from the state and signed the engineering services contract with Bay Colony Group. Ms. Wason, Mr. Grieder and Mr. Greene met with Mr. Buckley on Payson Road recreation area last week. It appears our available funds will be just over \$550,000 so we're thinking just put it out to bid.

Transit Grant - Received contracts on the transit grant. The project needs to be finished by June, 30, 2015 and CTPS has said they have no problems doing it. Ms. Wason would like to set up an advisory committee to hold the meetings and use this Board like a Board of Directors.

Billboard Advisory Committee – at the March 19, 2014 meeting the committee voted to suspend until after Town Meeting due to scheduling conflicts.

District Local Technical Assistance – Ms. Wason submitted a proposal for DLTA funding to do the Rte. 1 zoning work. She is hoping to find out if the application has been approved before the Board of Selectmen meeting on April 1, 2014.

APA Conference – Ms. Wason is going to the APA annual conference on April 25-29. She will be speaking at an all-day session on Saturday and a Planning Accreditation Board meeting on morning of April 29th. She will not request reimbursement for this trip but would like this to be considered “conference time” and not vacation.

A **motion** to approve the APA Conference as official conference time for Ms. Wason was made by Mr. Grieder and seconded by Mr. Greene. The motion carried (5-0-0)

FY15 PARC Grant – this grant would also require matching funds. Ms. Wason would like to wait until FY16 once the Payson project is complete

MAPD Annual Conference – Ms. Wason will be a speaker at the MAPD annual conference on June 6th. She has been accepted for the APA Professional Study Tour to London on June 15-20, 2014 and would like permission to take time off.

A **motion** to approve the MAPD Conference and the APA Professional Study Tour as official conference time for Ms. Wason was made by Mr. Grieder and seconded by Mr. Greene. The motion carried (5-0-0)

LID Regulations – Ms. Wason presented the scope of the LID regulations review and informed the Board that Conservation Agent Pierce would like to become involved.

A **motion** to approve the scope was made by Mr. Bressé and seconded by Mr. Rhoads. The motion carried (5-0-0)

Downtown Strategy – Ms. Wason proposed distributing the chapter via discs at Town Meeting. Mr. Whitehouse proposed printing a copy for residents to “check out” at the Library or at Town Hall.

Forge Estates – The engineer has revised the plan that was presented at the last meeting. The road has been shortened to 980' and one lot has been eliminated. The engineer was told to prepare a preliminary plan showing that they can comply with the conventional plan requirements.

24 Washington Street –The owners received special permits and variances from the Zoning Board of Appeals for an auto detailing business and will be filing with our Board in the near future.

7:30 p.m. Public Hearing – Site Plan Review
Accessory Pavilion Building
Gillette Stadium
NPS LLC

Attorney Peter Tamm of Goulston & Storrs; engineer Craig Lizotte of Vanasse, Hangen & Brustlin; and Dan Krantz and Woody Beals of The Kraft Group were present.

Mr. Rhoads stated that he will sit in for the meeting but will not be voting due to potential conflict of interest.

Mr. Tamm explained that they are proposing a 20,000 square foot building with two floors. The interior consists of an upper mezzanine and lower floor event area. The building will be used as an extension of the Club and the Fieldhouse on game days. Patrons will need a game ticket to have access to the venue.

Mr. Rhoads asked when the venue will open. Mr. Krantz responded that they plan to start construction in April and the target is November 1st completion. He stated that the goal would be interior work to be done during football season.

Mr. Greene asked if the Police & Fire Chiefs have approved the plan. Mr. Krantz responded that they have reviewed the plan and submitted a joint letter supporting the application. Mr. Grieder asked if patrons in the pavilion will be ticketed so there would be no additional patrons to the stadium on a full event. Mr. Krantz responded that patrons will need to have a seat ticket to enter the site.

Ms. Wason stated that the venue would be used as a tailgate party prior to game; during game it would be used as concession for patrons wishing to get out of the elements.

Mr. Grieder read comments received from the departments:

Health Manager Clifford wrote that a food plan review application should be submitted and a food service permit and FOG permit will need to be completed.

Building Commissioner Casbarra wrote that he has no concerns with construction. He issued an additional memo concerning emergency vehicle access to the venue, asking that the Board add as a condition of the approval a requirement to install a 16' wide access gate at the immediate right side of the Bank of America gate.

Chiefs O'Leary & Hatfield wrote that they had a meeting with stadium staff to review the operation of the facility on major events. A concern shared by the Chiefs was ensuring that the building did not exceed posted capacity and Stadium staff indicated that operational staff would manage capacity. The Chiefs determined that they believe the new structure would not be a hazard but would in fact assist in spreading out crowds in the North End plaza area.

Deputy Fire Chief Bagley requested that staff ensure access for emergency vehicles and required that fire protection system contractors coordinate with the Fire and Building departments.

Comments from the public:

Ron Hogdon, 9 Tara Ann Drive, Stadium Advisory Committee member – asked if the land currently built upon is owned by the Town. Mr. Tamm responded that it is. Mr. Hogdon asked if they will require an

additional liquor license. Mr. Tamm responded that they will presumably have to address this issue with the Board of Selectmen.

Mike Ashapa, 17 Young Rd, Stadium Advisory Committee vice chairman – stated that he is concerned about people accessing the venue. Mr. Tamm responded that public safety officials have reviewed the plan and a management plan has to be in place prior to the opening of the facility. Mr. Ashapa stated that he is concerned about people in lower bowls pushing to get in to the Pavilion during bad weather. He is also concerned that during construction the Bank of America gate could get compressed during concerts and soccer games and asked how the gate will be usable. Mr. Krantz responded that the site will be fenced and equipment will be removed or what's left will be within the fence. He stated that safety officials will be supervising. Mr. Ashapa asked if Patriot Place will conduct any functions at the venue. Mr. Tamm responded that it will be used for events like weddings, conferences, etc. Mr. Krantz added that there will be events that are currently held at the club.

There were no more comments from the public.

Mr. Grieder asked that a condition should be added requiring that during the construction phase, the equipment will either be removed or placed inside the fenced area during event days.

Ms. Wason stated that there is no site work in this project so conditions requiring inspection fee and construction timeframe shouldn't apply.

A **motion** to close the public hearing was made by Mr. Rhoads and seconded Mr. Greene. The motion carried (4-0-0)

The Board made the following findings:

The Site Plan as submitted, amended, and conditioned below meets the requirements of Section 10.5 of the Town of Foxborough Zoning By-Laws as it:

1. Maintains the integrity and character of all zoning districts and adjoining zones by insuring that the development complies with the Town of Foxborough Zoning By-Laws and that the purposes as stated in Section 1.0 of the By-Laws are fulfilled.
2. Has been planned and designed to minimize impacts on the environment, its abutters and the community, to the extent practicable.
3. Complies with the plan form and contents and other requirements for a site plan.

Further, the Site Plan as submitted, amended, and conditioned below meets the Performance Standard requirements of Section 6.5 and Section 9.5.10 of the By-Laws. The Board determined construction the Pavilion as shown on the site plan will not result in any new material impacts relative to traffic, parking, water consumption, waste water generation or public safety.

A **motion to** approve with the following conditions was made by Mr. Greene and seconded by Mr. Bressé. The motion carried (4-0-0)

CONDITIONS

1. The improvements, facilities, amenities, and alternations shown on plans dated March 17 and March 26, 2014 prepared by VHB are incorporated as requirements and conditions of this approval.
2. The conditions of this Site Plan Approval shall be added to the final set of approved plans submitted to the Board for signatures.
3. Construction and construction-related activities shall be performed only between 7 a.m. and 7:00 p.m. Monday through Saturday unless appropriate permits are issued by the Chief of Police.
4. During the construction phase, construction equipment shall be removed from the premises or placed inside the construction fence on Stadium event days.

5. Handicapped access and facilities shall comply with the Americans with Disability Act and Architectural Access Board standards.
6. Prior to the initial of use of the pavilion in conjunction with a stadium event, the applicant shall review with both the Police Chief and Fire Chief its planned procedures to effectively monitor and control occupancy of the pavilion during stadium events (the "Stadium Event Building Management Plan"). Following such review, the applicant shall provide the Town Planner a memo summarizing the approved Stadium Event Building Management Plan to be retained in the Planning Department file. The Stadium Event Building Management Plan may be amended by the applicant, from time to time, with approval of the Police and Fire Chiefs and notice to the Town Planner.
7. Site plan approval shall lapse if construction is not commenced within twenty-four (24) months from the date of approval.
8. As built plans shall be submitted to the Board after construction.
9. Any proposed change(s) from the approved site plans or additional site work deemed substantive by any Town official shall be presented for review by the Planning Board. The Board shall determine if there is a need for a public hearing and shall then act accordingly on the change(s). Changes considered minor by the Board shall not require a public hearing. Approved revisions shall be illustrated on plans and submitted to the Board.

8:15 p.m. Meeting adjourned

Approved by: Kevin Weinfeld Date: 8/14/14